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# **MARTINEZ GENERAL PLAN**

**CITY OF MARTINEZ  
MARTINEZ, CALIFORNIA**

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## 10.1 PREFACE


The General Plan of the City of Martinez is organized into three sections. The first section introduces the premises which guided the formation of the plan. It explains the legal authority under which the plan was executed and presents the particular format selected to organize the plan.

The second section - The General Plan Elements - contains subsections summarizing individual planning elements as authorized under Article 5 of the California Planning and Zoning Law. (Cal. Govt. Code 65300) Although most of these are required by law for all cities and counties, other elements are included which in the judgement of the city relate to its physical development and welfare. Each element of the plan defines the broad goals of the city within that realm and sets policies to achieve those goals. Policies are both general and specific, aimed at promoting balanced, safe and integrated development throughout Martinez.

The third section is entitled Specific Area Plans. As its name suggests, this section treats selected areas of the city in greater depth. Although based on the policies of the General Plan Elements, these plans express refinements warranted by specific sub-area planning needs. Specific area plans govern land use and resource conservation, site design, building, development phasing, circulation, community services, and public facilities. They should also include all detailed regulations, conditions, and programs necessary to implement General Plan policies at the subarea level.

Both the General Plan Elements and the Specific Area Plans are accompanied by maps and charts which give a graphic representation of the policies as stated. Reference to these charts will aid in visualizing the regulations and changes proposed by this document.

The looseleaf format for the General Plan is designed to facilitate updating of the Plan without the need to reproduce portions not amended. In this way the General Plan becomes a flexible document, one that can reflect changes in conditions and values as they occur. Since this General Plan will undergo periodic reviews, all users should consult with the City prior to using this document for official or legal purposes in order to ascertain all approved changes. Individuals on the City's mailing list will receive amendments as they are made available.



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## 10.2 INTRODUCTION

As a city grows over time, it faces new problems and new situations. Some of these are clearly affairs internal to the city. More likely than not, they are matters which involve the city in a network of influences and forces extending to surrounding regions. And although cities of similar size, age and location may share a certain commonality of concerns, nevertheless, each city treats its concerns according to its own scheme. By evaluating past and present strengths and weaknesses and articulating its aspirations for the future, each city lays an individual foundation for the pattern of things to come. What to retain, encourage or prevent, where to restrict, when to promote, how to improve are all decisions which must be made.

The formulation of a city's general plan provides the opportunity to make those decisions and shape development for the future. Through the process of citizen participation, proposals and ideas are entertained, discussed and refined until a set of acceptable recommendations is achieved. The plan has several characteristics. It is a tightly structured framework of goals, policies and programs which fosters maintenance and rational use of the plan because the success of programs can be directly tested against the goals they are meant to achieve. It is continuous, for goals and policies are reviewed and adjusted as community values and needs change over time. It is comprehensive because it seeks to integrate all community needs and basic aims with which local government is concerned. And it should be internally consistent in defining relationships and advocating courses of action.

In combination with appropriate zoning ordinances to enforce the policies, the General Plan represents the community's power to insure that its concerns are addressed. The quality of the natural environment, the character of the older sections of the city, the availability of choices for employment, recreation and housing, the role of the city as county seat, the efficiency and safety of circulation are all issues of concern to citizens of Martinez which are presently dealt with in this General Plan.

Of course the plan must remain flexible, capable of reflecting changes in population, knowledge and technology. Above all, it must continue to be responsive to a changing citizen conception of the best interest of the city.





## 10.3 FORMAT

The format selected for the presentation of the Martinez General Plan and Specific Area Plans is designed to make it manageable and useful to the diverse public which will consult it. The document is laid out so that its organization will read clearly. Each of the three major sections is identified by a decimal number. The introductory section is given in the 10 series; the General Plan Elements are listed in the 20 series; Specific Area Plans appear in the 30 series.

Within each of the three major series the organizational breakdown is made evident by the numbering system. General Plan Elements are each assigned a number of equal weight within the 20 series. For example, Land Use appears as 21, Housing appears as 25. Sub-sections of the different elements are ordered and numbered correspondingly. Statements about purposes, goals, policies and programs are distinguished with sub-statements presented hierarchically according to their referents. Maps and charts which pertain to the various sections appear in the appropriate sequence and are numbered and indexed in a fashion similar to the written text. The 30 series of Specific Area Plans parallels the General Plan series in organization. Each of the Specific Area Plans constitutes a separate sub-system within which goals, policies and programs are arranged by the indexing system.

This system of organization establishes an immediate coherency and internal consistency for the document. It makes for particular ease in locating the City's policy on a given issue, for not only is each element of the General Plan and Specific Area Plans clearly listed in the Table of Contents, but policies are also indexed by topic in the Policy Index found at the end of the document.

In addition, the format allows for amendments and expansions. New plan elements or policy statements can be added in the appropriate position simply by assigning them a number in sequence. A continual and accurate updating of the document is made possible by a method which dates policy entries. The date appearing on the bottom right hand corner indicates the most recent date of all policies and amendments contained on a particular page.





## 20 GOVERNMENTAL JURISDICTION

### 20.1 PURPOSE

The geographical extent of local government interest and influence must be clearly expressed to facilitate sound government practices. Actual municipal boundaries must be viewed in terms of both the local sphere of interest and local sphere of influence when formulating rational goals and policies and programs for their effectuation, as well as when promoting efficient intergovernmental coordination.

F20.1 The Governmental Jurisdiction map is shown in Figure F20.1.

### 20.2 SPHERE OF INTEREST

The Martinez sphere of interest encompasses a broad area highly important to goals for environmental quality and the policies of the Open Space and Conservation Element of the Martinez General Plan. This boundary is indicated on Figure F20.1 and is generally defined as follows: On the west and southwest by the drainage shed of the Alhambra Creek Drainage Basin; at its northwestern extent by a line described as the eastern drainage boundary of "Little Bull Valley" and follows to its termination with the Carquinez Straits shoreline. This shoreline continues eastward as the northern boundary and ends generally at the confluence of the Pacheco Creek. The eastern boundary passes through the general vicinity of the lowlands just east of Interstate Route 680, and continues southerly until Highway 4. Along the balance of the eastern boundary and southern boundaries the respective city boundaries of Concord and Pleasant Hill generally form the boundary with an indefinite line linking Taylor Boulevard to the southernmost tip of the Alhambra drainage basin in the vicinity of Briones Regional Park serving as the balance of the southern boundary.

### 20.3 SPHERE OF INFLUENCE

The Martinez sphere of influence as defined by the Local Agency Formation Commission approximates the probable ultimate physical boundaries and service area of the city of Martinez and is intended to facilitate the orderly formation and development of local agencies and their service areas. This boundary should provide guidance in matters related to the annexation of territories and the formation of special districts. The sphere of influence boundary is depicted on Figure F20.1. It aligns with the sphere of interest boundary except along the western boundary as shown.

## 20.4 POLICIES

20.41 All developed, but presently unincorporated areas within the sphere of influence should be annexed to the City of Martinez to ensure an equitable tax distribution and cohesive neighborhood units for public service purposes.

20.42 All new development within the sphere of influence should be required to annex to the City of Martinez prior to development and development allowed only where provision of necessary public services can be provided without adverse fiscal effects on the City. For example, construction in areas with severe geologic constraints resulting in excessive ongoing public maintenance cost should not be permitted. Similarly, development should be directed towards those areas in which there already exists unused capacity in various public services such as water supply facilities, sewer collection facilities and schools. In outlying areas whose existing levels of public facilities are inadequate, new development should be permitted only at a scale sufficient to economically support major extensions or expansions of public service and facilities.

20.43 Land remaining in major open space use, where not an integral part of contiguous urban development, should continue to be under county jurisdiction, provided that the county shall prohibit any use of the land inconsistent with the Martinez General Plan. It shall be the intent of the City Council to establish a joint City-County planning agreement to achieve this end and seek new state legislation to ensure implementation of the City's open space policy in adjoining and presently urbanized lands.

20.44 Water service and sanitary sewer service should not be extended to development which does not conform to the General Plan and growth staging conditions therein.



FIGURE F 20.1

# GOVERNMENTAL JURISDICTION



- ||||||| MARTINEZ SPHERE OF INTEREST
- MARTINEZ SPHERE OF INFLUENCE
- MARTINEZ MUNICIPAL BOUNDARY
- PLEASANT HILL MUNICIPAL BOUNDARY
- ||||||| CONCORD MUNICIPAL BOUNDARY

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CALIFORNIA

scale (1000 feet)  
0 2 4







## 21 LAND USE ELEMENT

### 21.1 PURPOSE

The Land Use Element represents the pattern of uses established by the other general plan elements and policies. It serves as the primary means of ensuring integration of these policies with land use policies relating to residential, commercial and industrial facilities and their land, locational and public service needs. The Land Use Policy Map designates the location of the major land uses components. Complementary policies are set forth below.

F 21.1 The Land Use Policy map is shown in Figure F21.1.

### 21.2 OPEN USE AREAS

21.21 Land to remain for open uses is designated Public Permanent Open Space or Open Space/Conservation Use Land. These designations shall apply where the following conditions are prevalent: natural conditions such as steep or potentially unstable slope, hazardous geologic conditions, watershed stability and floods hazard, seismic hazard, and fire hazard, which constitute major constraints to development or threats to life and property, where soils, land forms, vegetation, watersheds, creekways, and water bodies combine to provide either a significant habitat for wildlife or agricultural resource and where land forms, vegetation, waterways and surfaces constitute a major scenic and recreational resource which should be preserved either for purposes of public use or protection and shaping of the scenic setting of the community.

21.22 Zoning and other regulatory powers shall be used to maintain open space use where there are substantial threats to life and property or where private open space uses are appropriate. Appropriate private open space uses include agricultural, grazing, open space recreational uses such as camp facilities, or residential uses where such uses and related facilities such as roads and parking areas constitute less than two percent of the entire land area where the balance of the land is retained in a natural state or agricultural state.

21.23 Dedication shall be required for open spaces having scenic, recreation or habitat value where natural and man-made conditions permit economic use of a sufficient portion of the land holding with lower open space values. The balance shall be developed in accordance with other general plan policies.

21.24 Public acquisition shall be used to obtain lands intended primarily for community-wide or regional recreational needs when the lands intended for these public purposes constitute either the major portion or substantial share of the readily buildable land within an individual property holding.

21.25 A community-wide public trail system shall be provided for as shown in the Land Use Policy Map.

### 21.3 RESIDENTIAL USES

Four types of residential areas are established by the Land Use Policy Map. Gross residential land use densities as related to dwelling unit site area requirements are shown in F21.2.

#### 21.31 PROTECTED NEIGHBORHOODS

21.311 Existing neighborhoods shall retain their present housing roles and the existing residential character preserved and enhanced. Non-residential uses, other than those providing services primarily to residents within the neighborhoods, shall be prohibited.

21.312 To respect the established physical patterns of these neighborhoods, new residential structures should be similar in scale and type of accommodations to existing units.

#### 21.32 HILL RESIDENTIAL AREAS

21.321 All land designated for residential use with slopes in excess of ten percent shall be developed in a manner which respects the site's natural features and protects against natural hazards common to most hill area sites in Martinez. Allowable residential density shall be governed by the City's slope density ordinance. Use of planned unit development approach is made mandatory in order that conditions unique to each site can be considered.

21.322 A wide variety of housing types shall be permitted.

21.323 The final selection of the housing type shall be determined on the basis of best preserving the scenic quality of these hill areas and protecting against hazards. Within hill residential areas, the residential structures themselves should be visually subordinate to the natural setting.

21.324 Land pockets with slopes from 0-10% shall be R-1 designated for development at a density of 4 to 6 dwelling units per gross residential acre until such time as more



FIGURE F 21.1

# LAND USE POLICY



- RESIDENTIAL
  - 0-6 UNITS/GROSS ACRE
  - SLOPE DENSITY ORDINANCE
  - 6-12 UNITS/GROSS ACRE
  - 12 AND OVER UNITS/GROSS ACRE
- COMMERCIAL
  - RETAIL AND SERVICES
  - PROFESSIONAL AND ADMINISTRATIVE
- INDUSTRIAL
- COMMUNITY FACILITIES
  - SCHOOLS
  - PUBLIC INSTITUTIONS
  - PARKS AND RECREATION
- OPEN SPACE
  - PUBLIC PERMANENT OPEN SPACE
  - OPEN SPACE/CONSERVATION USE LAND
- SPECIAL STUDY AREA
- PARKWAY HOLDING ZONE

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CALIFORNIA

scale (1000 feet)  
0 2 4







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F 21.2 RESIDENTIAL LAND USE DENSITIES AS RELATED TO DWELLING UNIT SITE AREA REQUIREMENTS

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<u>Dwelling Units per Gross Acre</u>	<u>Required Site Area per Dwelling Unit</u>
Residential Use Areas:	
1 to 6 units	40,000 to 6,000 square feet per unit
6 to 12 units	6,000 to 3,500 square feet per unit
12 and over 12 units	less than 3,500 square feet per unit
Open Space/Conservation Use Lands:	
0 to 1 units	40,000 square feet per unit or greater with larger site area requirements typical of the zone
0 to 2 units	20,000 square feet per unit or greater in areas within the Open Space/Conservation Use Lands but outside the Alhambra Creek watershed.

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definitive studies can be undertaken for these areas.

### 21.33 MEDIUM DENSITY RESIDENTIAL AREAS

21.331 Residential development with densities up to twelve dwelling units per gross acre shall be permitted in portions of the community not constrained by existing residential development or natural conditions. The primary purpose shall be to promote a citywide housing stock which provides for a range in housing cost and type.

21.332 The allowable density of the Medium Density Residential Area shall permit townhouses or garden apartments.

### 21.34 HIGH DENSITY RESIDENTIAL AREAS

21.341 High density residential development of up to twenty dwelling units per gross acre shall be permitted in limited areas. The primary purpose is provision for apartment types of housing accommodations to serve the needs of single persons, families with preschool children and childless households.

21.342 A supply of moderate income housing shall be made available.

## 21.4 COMMERCIAL USES

21.41 The city should provide adequate land area of appropriate type and location to meet the marketing requirements of the merchant and the shopping needs of the community and central Contra Costa County. All commercial development, both present and future, must meet the highest standards of design, safety and convenience.

21.42 Convenient neighborhood commercial facilities should be provided at a scale consistent with contemporary merchandising practices.

21.43 Additional commercial development should be permitted in neighborhood centers only when it adds to the convenience of living in that neighborhood. New commercial areas should be designated only where such use is essential to the convenience of neighborhood residents.

21.44 Expansion of existing centers or additions of new centers beyond that which can be supported by local market conditions should be prevented.

21.45 Professional and business services which complement the health service role performed by Martinez should be accommodated. Adequate locations for the many



professional and business functions needed to support the City's population and work force must be available.

## 21.5 INDUSTRIAL USES

21.51 Expansion of the petroleum refining and related industries must proceed in an orderly fashion and be consistent with protection of the community's air, water, scenic and fiscal resources.

## 21.6 COMMUNITY FACILITIES USES

21.61 Residential growth should be channeled in a manner which promotes the best utilization of existing public facilities, but only in those areas where new residential development is compatible with the open use policies of this plan.



## 22 OPEN SPACE ELEMENT

### 22.1 PURPOSES

Natural resources and processes are highly interrelated. The elements which deal with the natural resource system have therefore been integrated into a single section of the general plan. The purposes served by the individual elements as mandated by state law have been incorporated into policy which considers their systemic nature. Open Space policies must assure the continued availability of land for the production of food and fiber, the enjoyment of scenic beauty, recreation and for the use and protection of natural resources. Conservation policies are meant to assure the conservation, development and utilization of natural resources including water, forests, soils, rivers, harbors, fisheries, wildlife, minerals and other natural resources. A complete discussion of the supporting material upon which these policies are based is found in the Open Space and Conservation Plan.

This policy framework details the Open Space and Conservation Policy Zones which have been adopted on an area-wide basis and sets the policies which apply to specific locations and environments.

F 22.1 The Open Space and Conservation Policy Zones map is shown in Figure F22.1.

### 22.2 POLICY ZONES

22.21 The Alhambra Valley Conservation Zone should remain essentially devoted to open space land use. Agriculture, especially rangeland, recreation and low density residential uses subordinate to the landscape are appropriate. This area is potentially hazardous with respect to landslides, earthquakes and fires. It is important to watershed conservation and the control of flooding along the Alhambra Creek and possesses natural vegetation and wildlife habitat resources, valuable scenic amenity and agricultural land value.

22.22 The Franklin Canyon Conservation Zone should remain essentially devoted to open space land use. Agriculture, especially rangeland, recreation and low density development where appropriate to the setting are all appropriate uses. This area is potentially hazardous with respect to landslides, earthquakes and fires. It is important to watershed conservation and the control of flooding along the Alhambra Creek and possesses natural vegetation and wildlife habitat resources, valuable scenic amenity and agricultural land value.







# OPEN SPACE AND CONSERVATION POLICY ZONES



THE CITY OF  
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scale (1000 feet)









22.23 The North Contra Costa Waterfront Zone should remain essentially unimproved and devoted to open space land use. Recreation and limited industrial development compatible with the wetland habitat and other natural conditions present are appropriate uses. Land use within this zone is also governed by the regulations of other governmental agencies. Most of this area is comprised of the marshes and mudflats of the waterfront area which have high value as natural habitats and as scenic and recreational areas.

22.24 The Hidden Lake Hills-Alhambra Hills Zone requires the application of the Planned Unit development approach in order to provide residential open space and services in a manner compatible with the natural landscape. Slope instability and steep slopes are present while the natural landform is the primary environmental asset.

F 22.2 The specific Open Space and Conservation Policies map is shown in Figure F22.2.

### 22.3 PERMANENT OPEN SPACE LANDS POLICIES

22.31 Land within the Franklin fault zone (Calaveras Fault) should be dedicated to open space use such as Briones Regional Park and the Williamson Act Agricultural Preserve Lands which presently occupy portions of the fault zone.

22.32 The Creekway of the Alhambra Creek should be dedicated to public open space land use.

22.33 Land subject to landslide hazard or of excessively steep slope should be dedicated to public or private permanent open space use.

### 22.4 CONSERVATION LANDS POLICIES

22.41 Large scale alteration of the topography to accommodate incompatible development patterns is prohibited to prevent severe erosion and hydrologic hazard.

22.42 In all hilly areas, grading practices for drainage purposes should restore natural patterns of surface water run-off with respect to volume of flow.

22.43 Grading alterations should not induce or accelerate natural channel grading, sheet erosion, gulying and other forms of erosion.

22.44 All woodlands and marshes should be conserved and protected from degradation, destruction or deleterious encroachment. Where development occurs, site plans should be required to maximize retention and preservation of these vegetative resources.

22.45 Any tree removal required by development should be based upon a selective thinning program utilizing the principles of natural plant succession.

22.46 Development within areas dominated by oak species should avoid damage to their sensitive root crowns by grading practices.

22.47 The riparian vegetation of the Alhambra Creek is an important community asset and must be preserved and enhanced.

22.48 Within the Alhambra Creek Drainage Basin factors which could contribute to increased run-off rates of surface water should be prevented or regulated. Such factors include overgrazing, logging, clearing, burning and other activities which could reduce vegetation cover, as well as the construction of impermeable surfaces over permeable soil and geologic areas or the removal of permeable soils by extensive grading and scraping practices.

22.49 Within the Alhambra Creek Basin, sites in the first and second order tributary subbasins should be developed for flood retention purposes and for additional recreation or livestock watering uses where appropriate. Retention dam sites should be chosen with due consideration to soil and geologic conditions related to slide hazard.






22.50 All other waterways and their banks should be protected from encroachment and degradation and restored or enhanced visually through appropriate landscaping where deemed necessary. Integration of these into park or trail systems and other common open spaces should be required as a condition for development of adjoining lands.

22.51 Hill areas greater than 30% slope shall not be developed. This prohibition will protect public safety and soils, safeguard watershed areas and waterways and preserve the natural scenic setting of the community as determined by its landforms.



# SPECIFIC OPEN SPACE AND CONSERVATION POLICIES



-  **RIPARIAN CONSERVATION ZONE**
-  **MAJOR WOODLAND CONSERVATION**
-  **MARSHLAND CONSERVATION**
-  **ALHAMBRA CREEK TRAIL AND PARK SYSTEM**
-  **HILLFORM CONSERVATION**

THE CITY OF  
**MARTINEZ**  
CALIFORNIA

scale (1000 feet)  
0 2 4







## 23 PARKS AND RECREATION ELEMENT

### 23.1 PURPOSE

The Parks and Recreation element establishes a comprehensive system of areas and public sites for diverse forms of recreation. Policies guiding the location, acquisition and development of suitable sites within the city seek to ensure that a balanced system of park and recreational facilities is available to all residents.

### 23.2 POLICIES

23.21 Recreation-park sites should be multiple use facilities which provide educational, recreational and park opportunities for all residents.

23.22 Both beauty and efficient use should be major considerations in the design of recreation-park areas in order to encourage maximum use of these centers and to improve the physical environment of the community.

23.23 Each recreation-park site should be centrally located within the area it is planned to serve and should be accessible to all residents in the area.

23.24 Recreation-park sites should be acquired adjacent to existing and proposed school sites.

23.25 Recreation-park sites should be selected so as to be adaptable to changing recreational requirements of the users.

23.26 Recreation-park sites acquired by the City should be dedicated and protected from diversion to non-recreational purposes.

23.27 Recreation-park sites should be acquired or reserved well in advance of the development of the area even if at present they do not lie within existing City boundaries.

23.28 Recreation-park standards should be met by acquiring sufficient land even if present financial resources limit early development.

23.29 The waterfront should be further developed to take advantage of its potential as a shoreline recreation area where a variety of outdoor recreational activities can take place in a protected setting.





## 24 SAFETY ELEMENT

### 24.1 PURPOSE

Two safety elements are required by law to safeguard the community. The seismic safety element specifically identifies and appraises areas subject to earthquake hazards and sets forth appropriate regulations. Factors such as susceptibility to surface rupture, ground shaking and ground failures and effects of seismically induced flooding must all be taken into account.

The overall safety element complements the seismic safety element by identifying hazards due to landslides, fire, flooding and other geological factors and by requiring emergency services to relieve and withstand these hazards.

F 24.1 The Seismic and Geologic Hazards map is shown in Figure F24.1.

### 24.2 POLICIES

#### 24.21 SEISMIC HAZARDS

24.211 Development shall be barred from the Franklin Fault Zone, which includes traces of the main fault, branches, and secondary sub-parallels, a one thousand foot band centering on the contiguous adjacent, north-south trending Briones Fault, the Concord Fault zone, and all slopes indicated to possess severe landslide potential which fall within this corridor and would thus be subject to intense disturbance.

24.212 Development shall be precluded along any fault trace where surface rupture is deemed possible. Fault traces which are considered to be inactive should be evaluated for special foundation problems prior to the construction of any buildings, utilities, roads, or paving on or across their trace.

24.213 The city shall adopt structural design criteria and codes and other programs applicable to other seismic effects, specifically, liquefaction of ground materials, seismic response of such unconsolidated geologic formations as alluvial deposits and collapse-hazard buildings and other seismic-induced failures of existing structures.

#### 24.22 OTHER GEOLOGIC HAZARDS AND CONSTRAINTS

24.221 Construction of buildings, roads and utilities in landslide prone hillsides should be prohibited.

24.222 All slopes which are over 30% in grade should be precluded from development unless it can be demonstrated that alteration of the topography and hazards to public safety will not be incurred.

24.223 Construction in areas containing soils with high "shrink-swell" properties will require employment of special foundation techniques to offset these effects.

24.224 The use of septic tanks, tile filter fields, or sewerage ponds in areas where soil conditions constitute a severe limitation for such practices should be precluded for reasons of public health.

24.225 Areas where moderate soil limitations are present must be studied on a site specific basis with respect to technique and density suitability.

#### 24.23 FIRE HAZARDS

24.231 The build-up of scrub type plant communities (Chaparral and Northern Coastal Scrub) should be cleared or thinned periodically to curb the fire threat they pose.

24.232 Scrub vegetation should be especially cleared from woodlands to remove this cause of major woodland fire.

24.233 The invasion of grassland by "Baccaharis" (a highly fire prone plant community) should be prevented by retaining grazing on rangelands and integrating grazing practices within developed areas.

#### 24.24 FLOOD HAZARDS



24.241 Programs for flood control of Alhambra Creek should treat problems of public safety and natural conservation in an integrated approach. All of the following are appropriate measures for controlling flooding: upstream land use controls, preservation of vegetation and woodlands, creekside parks and trail systems, preservation of the waterway's natural features where possible, channel and embankment improvements in reaches where channel capacity is restricted, diversion of flood waters through drainage improvements, upstream flood detention dams and flood water diversion.






FIGURE F 24.1

# SEISMIC AND GEOLOGIC HAZARDS



-  SLOPES OVER 30%  
IN GRADE\*
-  SLOPES, 20 TO 30%  
HAVING HIGH LAND-  
SLIDE SUSCEPTIBILITY

-  FAULT TRACES
-  SUSPECTED FAULT TRACE
-  EXISTING LANDSLIDE

\* INCLUDING SLOPES WITH HIGH  
LANDSLIDE SUSCEPTIBILITY

SOURCE: GEOLOGIC SOURCES  
REFERENCED IN TEXT  
ANALYSIS PERFORMED  
BY SEDWAY/COOKE

THE CITY OF  
**MARTINEZ**  
CALIFORNIA

Scale (1000 feet)  
0 2 4







## 25 HOUSING ELEMENT

### 25.1 PURPOSE

The Housing Element establishes objectives and policies concerning housing for all the city's inhabitants. It deals with already built areas, providing standards and guidelines for improvements and upkeep and deals with future development by regulating site selection, site design and density, building type, unit size, housing cost and tenure. Key aspects of the housing element are the identification of urgent housing needs and the development of policies and programs to meet these needs.

### 25.2 POLICIES

25.21 Encourage in undeveloped lands a housing stock which is diversified both as to type and cost of accommodations. This policy shall apply both in outlying, major undeveloped areas as well as in smaller undeveloped pockets of land thereby maximizing diversification throughout the City.

25.22 Encourage housing for low and moderate income groups by promoting development regulations which provide special incentives for inclusion of housing at below prevailing market rates.

25.23 Evaluate the ease of accessibility to residences in formulating permissible densities.

25.24 Promote housing patterns which allow greater utilization of open space and recreational areas.

25.25 Protect the integrity of existing neighborhoods by permitting only new construction which respects the scale of previously built housing.





## 26 CIRCULATION ELEMENT

### 26.1 PURPOSE

The Circulation element aims to provide residents with access to jobs, goods and services in a manner that is respectful of the natural environment. It deals with transportation within the City boundaries as well as movement between the City and the outlying region.

F 26.1 The Circulation and Scenic Roadways Policies map is shown in Figure F26.1.

### 26.2 POLICIES

26.21 Undertake transportation planning as an integral element of the General Plan, in accordance with stated community goals.

26.22 Provide a network for all types of movement, including routes for automobiles bicycles, pedestrians and equestrians.

26.23 Designate streets within the system according to their primary use.

26.24 Establish an automobile roadway as shown on the Circulation Policy Map which promotes the following policies.

26.241 Restrict roadway capacity in areas designated for retention in open space use and in this way discourage further urbanization.

26.242 Provide for direct major north-south traffic movement along Alhambra Avenue between Highway 4 and Taylor Boulevard.

26.243 Protect existing and planned residential areas from intrusion by major traffic movement.

26.244 Increase the efficiency, safety, and appearance of roadways by prohibiting curbside parking wherever feasible.

26.245 Improve neighborhood and community appearance by providing landscape medians in major arterials. This policy shall apply wherever an adequate right-of-way can be provided without adversely affecting adjoining properties.

26.246 Provide a network of arterials to scenic residential areas in the southeast and Northeast portion of the planning area.


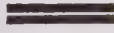



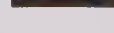
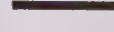
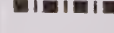


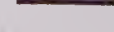

26.247 Improve the efficiency of the circulation system and reduce public construction cost by prohibiting curbside parking as indicated on the Circulation Policy Map. It shall be the responsibility of adjoining property owners to provide at the time of development sufficient on-site parking to meet the needs of guest parking or related parking needs.

26.248 Pacheco Boulevard due to its importance as a major access road and importance as an intra-city route should be upgraded in its physical appearance by means of stringent controls over the design and siting of adjoining development.



FIGURE F 26.1

# CIRCULATION AND SCENIC ROADWAYS POLICIES

-  SCENIC ROADWAY
-  FREEWAY
-  FREEWAY ACCESS
-  4 LANES / PARKING & MEDIAN
-  4 LANES / PARKING
-  4 LANES / MEDIAN
-  4 LANES
-  3 LANES / 1 LANE PARKING
-  2 LANES / PARKING
-  2 LANES ONEWAY / PARKING
-  2 LANES
-  1 LANE ONEWAY / 1 LANE PARKING

THE CITY OF  
**MARTINEZ**  
CALIFORNIA

scale (1000 feet)  
0 2 4







## 27 SCENIC ROADWAYS ELEMENT

### 27.1 PURPOSE

The Scenic Roadway Element provides for the establishment and development of scenic roads and regulates the enhancement and protection of their scenic appearance. Actions to implement the scenic roadway element include regulation of land use, landscaping and architectural design, detailed land site planning, control of outdoor advertising, and coordination of roadway, drainage, lighting, traffic signals, and road sign improvements.

### 27.2 SCENIC ROADWAYS

The following roadways are designated as scenic roadways for Martinez.

27.21 Extension of the existing Crockett to Martinez waterfront scenic drive from its present terminus and the western City boundary to a new terminus at the junction of Marina Vista Drive and Route 680. Continued eastward extension of this Route along the Carquinez Straits should be given further consideration by the county and State.

27.22 California State Highway Route 4, from its eastern junction with Route 680 to its western terminus with Interstate 80 should be developed to scenic highway standards. The visual quality of the portion of the highway within the city will aid greatly in distinguishing Martinez from the subregion.

27.23 Alhambra Avenue from its junction with Taylor Boulevard to its intersection with California State Highway Route 4. This main north-south arterial is an important gateway to the city deserving special attention in order to retain and enhance its scenic qualities. Extension of the scenic roadway designation through the urban area to a junction with the waterfront scenic drive should be evaluated further.

27.24 Alhambra Valley Road from its junction with Alhambra Avenue westward to its junction with Interstate 80. A low capacity scenic rural roadway is appropriate and compatible with the scenic amenities along this east-west Coast range road. Treatment of the roadway through the Alhambra Valley is especially crucial to the overall visual quality of this scenic resource.

27.25 Reliez Valley Road from its junction with Alhambra Valley Road, southeast to its junction with Grayson Road, through to the junction with Taylor Boulevard. The pastoral qualities of this road should be preserved with special regard to the scenic unity of the Alhambra Valley.



### 27.3 POLICIES

27.31 All billboards shall be prohibited along scenic roadways.

27.32 Scenic roadways shall be assigned the highest priority for utility undergrounding funds.

27.33 Curbside parking should be prohibited wherever feasible to eliminate disruption of the visual scene caused by parked vehicles.

27.34 Sides of the roadway should be fully landscaped in accordance with the established character of the areas. In non-urbanized areas, plant materials and placement of these materials should be consistent and integrated with the native vegetation. Within urbanized areas more formal landscaping and use of exotic or introduced plant species is appropriate.

27.35 Where luminaires are provided they should be consistent in scale with neighborhood buildings or landscape features. The basic intent shall be to subordinate these vertical elements to surrounding conditions.

27.36 Buildings sited along the scenic roadways shall be placed at a sufficient distance from the roadway to ensure retention of the major scenic attributes associated with the respective roadway section. The selection of building materials, colors and signing shall also be consistent with this aim.

## 28 NOISE ELEMENT

### 28.1 PURPOSE

The Noise Element is required by state law to identify in quantitative terms the sources of present and projected noise levels associated with existing and proposed major transportation elements and fixed point noise sources, and to set regulations and standards to reduce or eliminate their undesirable effects on the health and well being of the community. The noise element must include a. A statement of general policy regarding noise and noise sources; b. Desired maximum noise levels by land use categories; c. Standards and criteria for emissions from transportation facilities; d. Standards and criteria for compatible noise levels from local fixed point sources; e. A guide for implementation, and f. An appendix describing methodology of preparation and sources of data.

At present the Noise Element has not been prepared and adopted.





## 29 COMMUNITY DESIGN ELEMENT

### 29.1 PURPOSE

The purpose of the Community Design Element is to provide guidelines, standards, and regulations governing public and private physical improvements affecting the visual character, scenic resources and potentials of the community and environs. The community design element is also intended to coordinate visual and scenic resources policies and regulations set forth in the Scenic Highways and Conservation Elements.

At present the Community Design Element has not been prepared and adopted. Pertinent policies, standards, and regulations in the Scenic Highways and Conservation Elements however do apply.



## 30 CENTRAL MARTINEZ SPECIFIC AREA PLAN

### 30.1 INTRODUCTION

Central Martinez maintains an "old town" character which distinguishes it from outlying suburbs. The special problems of this district, in terms of housing, circulation, the nature of the commercial center and county seat, also set the Central Area apart from other sections of the city. The Specific Area Plan for Central Martinez formulates goals and policies expressly designed to guard the character of the city's older sections while guiding the evolution of the functions at the city core.

F30.1 The Central Martinez Specific Area Plan map is shown in Figure F30.1.

### 30.2 GOALS

30.21 PRESERVE AND ENHANCE THE ENVIRONMENT, PHYSICAL STRUCTURES AND SERVICES IN A MANNER WHICH RESPECTS THE SPECIAL SMALL TOWN CHARACTER, QUALITY, AND AMENITY OF "OLD" MARTINEZ.

30.22 LIMIT THE DEVELOPMENT OF AVAILABLE LAND AND NEW STRUCTURES IN ACCORDANCE WITH THE EXPRESS POLICIES OF THE GENERAL PLAN FOR CENTRAL MARTINEZ AND THE PREDOMINANT CHARACTER OF SURROUNDING USES.

30.23 ESTABLISH ADEQUATE CONTROLS FOR THE LOCATION, FUNCTION AND DESIGN OF STRUCTURES AND FACILITIES REQUIRED TO IMPROVE THE ECONOMIC AND SOCIAL LIFE OF THE COMMUNITY.

30.24 SECURE OPEN SPACE AND CONSERVATION AREAS BOTH AROUND AND WITHIN THE URBANIZED AREA OF CENTRAL MARTINEZ, AFFORD RELIEF FROM THE URBAN ENVIRONMENT, ENSURE NEIGHBORHOOD IDENTITY, PROTECT SCENIC VISTAS AND PROVIDE FOR ACTIVE AND PASSIVE RECREATION.

30.25 GUARANTEE ALL CITIZENS PHYSICAL WELL-BEING, INTELLECTUAL, SOCIAL AND CULTURAL DEVELOPMENT, AND A CHOICE OF STABLE RESIDENTIAL NEIGHBORHOODS AND PERSONAL PRIVACY.

30.26 ACHIEVE A VISUALLY PLEASING COMMUNITY IN WHICH STRUCTURE AND SURROUNDINGS ARE RELATED IN A HARMONIOUS AND FUNCTIONAL PATTERN WHILE ELIMINATING UNATTRACTIVE ELEMENTS AND ARRESTING DETERIORATION.

30.27 STRENGTHEN ESSENTIAL MUNICIPAL SERVICES AND CONSOLIDATE THE CIVIC, COMMERCIAL AND RECREATIONAL ROLES NOW PLAYED BY CENTRAL MARTINEZ TO MAKE OPTIMUM USE OF LAND AND TO INCREASE RESIDENT AND REGIONAL USE OF COMMUNITY FACILITIES AND THE NATURAL ASSETS OF THE AREA.



### 30.3 COMMERCIAL AND CENTRAL BUSINESS DISTRICT

#### 30.31 PURPOSE

Varied commercial activities are vital not only to the economic health but also to the quality of life in a city. Direct benefits are realized by community residents who are employed by local retail, service and wholesale commercial establishments. Needed goods and services are made available and accessible. Tax revenues produced by commercial establishments contribute to and can finance improved levels of service for the entire community.

Opportunities for employment and tax revenues can be increased by expanding the industrial base in Martinez. Since, however, indiscriminate industrial growth can jeopardize the quality of the environment, careful guidance and proper siting of industries is imperative to promote a better life for residents.

The central business district has been profoundly affected in recent years by the continuing expansion of County government. Hosting the seat of County government for Contra Costa has brought a sharp rise in government land use and employment, but has created problems as well. Any further expansion of county facilities must be closely evaluated to ensure that it conforms to environmental, residential and commercial objectives set by the community. The commercial and central business district section of the Specific Area Plan oversees these concerns.

#### 30.32 COMMERCIAL POLICIES

30.321 The city and the business community should capitalize on the emerging specialty nature of existing Martinez outlets by aggressively encouraging further specialty-retail, professional, financial and government service establishments and by providing public amenities to complement these service functions.

30.322 A sign ordinance with a reasonable amortization provision should be prepared and design and landscaping criteria for all future commercial development should be applied to all proposals.

30.323 Loading docks, trash collection areas, open storage lots and other unsightly areas should be concealed and screened from view.

30.324 The CBD should be strengthened by consolidating retail and service establishments while discouraging additional development of strip facilities along Alhambra Avenue.

30.325 Additional commercial development should be permitted in neighborhood convenience centers only when it adds to the convenience of living in that neighborhood and when the design features and traffic patterns of the center will not detract from the neighborhood. New commercial areas shall similarly be designated only where they are essential to the convenience of neighborhood residents.

30.326 Future commercial development should be located where it will best serve the convenience of shoppers and the needs of the surrounding trade areas.

### 30.33 CENTRAL BUSINESS DISTRICT POLICIES

30.331 A program to beautify and bring focus to the central business district should be undertaken. Market conditions, investment constraints and esthetic considerations all suggest that the unique quality, potential attractiveness and special amenity offered by the Central Martinez downtown area can be enhanced through programs of limited scale which capitalize upon the recreation/leisure/visitor trade.

30.332 Broad scale clearance programs aimed at eliminating commercial blight and "importing" substantial numbers of new residents into the CBD cannot be justified in market terms and would tend to impair the very qualities which distinguish Martinez from other commercial centers. Attention should be focused upon the commercially blighted blocks which encircle the core CBD, for the purpose of containing incompatible commercial and industrial uses and consolidating and upgrading parcels now badly deteriorated.

30.333 Main Street and the immediate vicinity should be improved by sponsorship of a program which emphasizes increased off-street parking, the establishment of greenways and possible street closures. The overall thrust should be to improve the attraction of the area to pedestrian shoppers, and to subordinate the emphasis on vehicles that now exists.

30.334 The strong market support for increased specialty goods and service outlets, for expansion of first class eating and drinking establishments, and for the growth of related leisure-based commercial activity within the CBD is reinforced by park and recreational uses at the waterfront. Merchants should organize and sponsor a study of consumer preferences based upon forecasted increases in visitor days to the Central Martinez area.

30.335 Expansion of community and cultural facilities adjacent to and within the CBD should be planned.

### 30.34 COUNTY GOVERNMENT POLICIES

30.341 The City and the County should keep mutually informed about significant planning decisions and other proposed public actions which affect Martinez.

30.342 An agenda of current unresolved planning problems including, but not limited to, parking, traffic circulation, and current County space requirements should be developed and discussed by City and County staff for the purpose of arriving at mutually acceptable solutions. Other actions which may affect the City of Martinez can be anticipated.

30.343 The County should be discouraged from encroaching further into developed residential neighborhoods or taking any action that threatens the stability and value of privately owned parcels.

30.344 The viability of the County Master Plan and existing County policy toward creation of a concentrated civic center complex should be examined and prevailing plan assumptions reviewed.

30.395 Any future expansion of County government shall respect the need to upgrade and consolidate uses within the central business district through careful site selection of professional and office space.

30.346 Height, bulk and uses of proposed governmental structures shall conform to the character of the community.

### 30.35 INDUSTRIAL POLICIES

30.351 Adequate land for industrial growth and development should be provided. It is the policy of the City to encourage and assist existing industry to relocate away from the southern perimeter of the waterfront.

30.352 The city should consider further annexation to the east of the current Martinez City Limit to provide space for expansion of industry.

30.353 Industrial expansion accompanied by adverse environmental impact will not be permitted.

30.354 Acceptability of any industry shall be based upon its demonstrated ability to conform to performance standards set by the City.

30.355 Architecture of some merit and landscaping of building sites and parking areas should be required; according to design and landscaping criteria for industrial sites.





# CENTRAL MARTINEZ GENERAL PLAN

AS ADOPTED BY RESOLUTION 120  
SEPTEMBER 19, 1973

<b>RESIDENTIAL</b> Group 1  Group 2  Group 3  Group 4	<b>COMMERCIAL</b> <b>INDUSTRY</b> <b>OPEN SPACE, PARKS AND RECREATION</b>	<b>MIXED USE</b> <p>A. Commercial, Office, &amp; Group 4 Residential.</p> <p>B. Commercial &amp; Group 2 Residential</p>	<b>CIRCULATION</b> Freeway  Arterials (2 lanes each way)  Collectors	<b>COMMUNITY FACILITIES</b> Governmental G  Schools EJS-HS  Hospitals H
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30.356 Industry should be located in a manner that protects both the adjacent land uses and the industry itself.

30.3561 Industrial areas should be located close to major traffic arteries to minimize heavy traffic through the urban area.

30.3562 Health, safety and maintenance standards should be vigorously enforced against industrial concerns whose practices endanger the community.

30.3563 Industrial areas which front directly on residential areas should be landscaped and screened.

30.3564 Industrial activities commonly considered undesirable, but necessary, should be identified. These may be located with minimum public exposure, but with direct access to major arterials.



## 30.4 CIRCULATION

### 30.41 PURPOSE

The major thoroughfares in Central Martinez serve mainly to transport traffic between residential areas and the surrounding regional highways, and between the county facilities and the regional highways.

### 30.42 POLICIES

30.421 Transportation planning should be undertaken as an integral element of the General Plan, in accordance with stated community goals, and for the benefit of the city as a whole.

30.422 The Martinez circulation system should provide a network for all types of movement, including automobile, bicycle, pedestrians, and equestrian routes. Martinez should be provided with an efficient vehicular circulation system with a variety of streets designated according to primary use.

30.423 Street capacity should be restricted in areas designated for retention in open space use, and thereby aid in discouraging further urbanization.

30.424 Existing and planned residential areas should be protected from intrusion by major traffic movements.

30.425 Adjustments to the General Plan are shown in Figure F30.1 and are enacted as follows:

30.4251 The proposed construction of a fourlane thoroughfare along the east side of the county building at Willow Street is deleted due to incompatibility with the quality and stability of the adjacent residential area. If necessary and appropriate for local circulation in this area, 2-lane streets might be provided on property presently owned by the county.

30.4252 The Pine Street connection between Route 4 and Marina Vista should be decreased from a proposed 4 lanes to 2 lanes to protect the stability and residential amenity of the Pine Street area. The extension of Pine Street from Shell Avenue to Vista Way should be considered during the environmental impact review for development in this area.

30.4253 The planned connection between Pine Street and Court Street at Brown Street should be deleted, and Pine Street north of Brown Street utilized as the more heavily travelled north-south street of the pair.

30.4254 The F Street extension into the Franklin Hills should be deleted from the Circulation Element.

30.4255 A joint organization of city and county representatives should investigate the opportunities of providing parking in the waterfront General Development Area connected to downtown by an overpass over the Southern Pacific railroad tracks with provision for 2 vehicular lanes, and a pedestrian path. This project could provide longterm parking for county use on weekdays, weekend and evening parking for recreation users, and a safe, reliable means of access to the waterfront.

30.426 A trail for pedestrians and bicyclists should extend along Alhambra Creek and link the Waterfront recreation and parks area to a number of community facilities including the Martinez Primary and Junior High Schools, the proposed park and community center at 'A' Street, the County Public Housing Area and Montecito Elementary School. The trail should extend along Alhambra Way to the PG&E right-of-way. This will establish a trail connection to Canyon Way on the west, will lead on to the California Riding and Hiking Trail at the John Muir Home and will provide a continuous trail into the Franklin Hills.

30.427 The city should support the efforts of the Local Mass Transit Agency to implement a public transit system connecting to BART. A large section of Central Martinez should be included in any program linking downtown Martinez to the BART station in Concord. Major destinations should include the Shell Company industrial area, the County office complex and the downtown commercial areas, the County Hospital and the Veteran's Hospital. LMTA service will consist of fixed-route buses, "dial-a-bus" or both.

### 30.43 PROGRAMS

30.431 A regularized program of traffic measurement should be established, at least for the major thoroughfares, to provide a basis for rational planning of the Martinez traffic system.

## 30.5 HOUSING

### 30.51 PURPOSE

The housing stock in the central area of the city provides a stable supply of units for a number of fixed or limited income persons, most of them long-time residents of Martinez. Although essentially sound, the supply of housing needs to be improved, in quantity as well as quality.

### 30.52 POLICIES

30.521 A program of selective restoration and rehabilitation should be undertaken given the condition of existing housing in central Martinez.

30.522 Areas which encircle the central business district, now underutilized or in light industrial and commercial use, may be converted to residential use of appropriate density and structure type. This should increase the housing supply and should eliminate the threat of visual and structural blight to adjacent residential neighborhoods.

30.523 Existing neighborhoods shall retain their present housing roles and their existing residential character shall be preserved and enhanced. Dissimilar building types shall not be permitted.

30.5231 The amenity of areas made up largely of single family structures should be preserved.

30.5232 Incremental replacement or repair of structures in poor condition should be provided for.

30.5233 Upgrading of selected blighted blocks now principally in nonresidential use, but owned by Martinez residents, should be encouraged.

30.5234 Future residential construction within neighborhoods shall be based upon controls on the number of units allowed per parcel, maximum lot size and structure height.

30.524 New construction of multi-family housing should be encouraged to meet the present demand and to "reconstruct" blighted areas, where such construction will not threaten the character of existing neighborhoods. An incentive system offering bonuses in exchange for larger site areas, landscaping and special architectural quality should be adopted.



Figure F.30.2

## Regulations of Planned Residential Groups versus Existing Zoning

PLANNED RESIDENTIAL GROUPS					EXISTING ZONING				
Residential Group	No. of Units Per Site	Minimum Site Area sq. ft.	Required Site Area Per Unit sq. ft.	Maximum Height	Zone Designation	No. of Units Per Site	Minimum Site Area sq. ft.	Required Site Area Per Unit sq. ft.	Maximum Height
1      SF	1	6,000	6,000 or more	2 stories	R-1-40,000	1	40,000	40,000	30'
					R-1-20,000	1	20,000	20,000	30'
					R-1-10,000	1	10,000	10,000	30'
					R-1-7,500	1	7,500	7,500	30'
					R-1-6,000	1	6,000	6,000	30'
MF	-	-	-	-	- MF	-	-	-	-
2      SF	1	4,000	4,000	2 stories	R-1-4,000*	1	4,000	4,000	30'
					SF	2-3	7,000	3,500	30'
MF	2-3	7,000	3,500	2 stories	R-D	SF	1	7,500	30'
					MF	2	7,500	(3,750)	30'
3      SF	1	6,000	6,000	2 stories	R-2	SF	1	6,000	30'
						MF	2 or more	2,500	30'
MF	2-8	6,000	3,000	2 stories					
4      SF	-	-	-	-	R-3	SF	1	6,000	-
						MF	2 or more	6,000	1,250
MF	6 or more	10,000	1,500**	2 (with parking under)					75'

SF = Single-Family Dwelling Units

MF = Multi-Family Dwelling Units

\* Recommended new zone designation

\*\* 1,250 sq. ft. if bonus conditions are met



### 30.53 PROGRAMS

30.531 Voluntary programs of upgrading are urged. Neighborhood homeowner groups would form the backbone for selfhelp programs assisted by the city. Technical assistance, bulk purchase of building supplies, low interest loan guarantees and other support should be provided by the city.

30.532 New construction should be reviewed to ensure its compatability with the neighborhood. The following guidelines are applicable.

30.5321 Provide a variety of housing types in selected areas where proposed new construction can be tied to surrounding use.

30.5322 Prohibit the construction of apartment units in neighborhoods where single family homes predominate.

30.5323 Set ceilings for permissible lot coverage in residential areas to prevent crowding units on small parcels and loss of open areas.

30.5324 Set height restrictions to prohibit two-story structures over parking facilities in any but the most densely developed areas.

30.5325 Protect the integrity of central neighborhoods by permitting only new construction which respects the scale of existing housing.

30.533 The following classification system of residential areas is adopted to safeguard neighborhoods and regulate new construction. (See Figure F 30.2)

30.5331 Group 1 designation allows only single family structures on sites of 6000 square feet or more. This designation shall apply to existing residential areas which match these conditions and to new development in some areas on the east and south sides of the Central Martinez Planning Area.

30.5332 Groups 2 designation sets a minimum lot size of 4,000 square feet/unit for all future construction, but permits flexibility to allow incremental growth. This designation shall apply to housing in the northwest section of the Central Martinez Planning Area where smaller sites and greater densities are common. (See Figure F30.1)

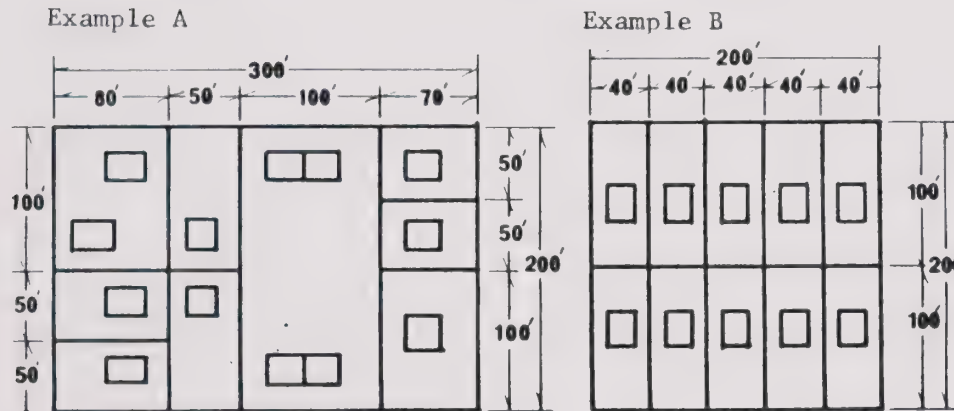
30.5333 Group 3 designation provides for multi-family structures within a restricted range of units per lot where minimum requirements of square footage of site per unit are met. This designation shall apply to the area around City Hall and elsewhere as shown on the Central Martinez Specific Area Plan map, Figure F30.1.



30.5334 Group 4 designation defines multi-family areas where there is a special need for market inducements to aid reconstruction or where it is desirable to permit additional development in more recently developed sections of the Planning Area, as in the area east of Alhambra Avenue near Route 4.

Figure F.30.3

## Examples of Existing and Maximum Development in Residential Group 2



Total Site Area of Block	60,000 sq. ft.	40,000 sq. ft.
Total Dwelling Units	13	10
Sq. Ft./Lot	3,500 to 20,000 sq. ft.	4,000 sq. ft.
Existing Dwelling Units/Acre*	9	11
Maximum Permitted No. Single-Family Units per Block	$\frac{60,000 \text{ sq.ft.}}{4,000 \text{ sq.ft.}} = 15.0$	$\frac{40,000 \text{ sq.ft.}}{4,000 \text{ sq.ft.}} = 10.0$
Maximum Permitted Single-Family Dwelling Units/Acre*	11	11
Maximum Permitted Development Multi-Family Units per Block	$\frac{60,000 \text{ sq.ft.}}{3,500 \text{ sq.ft.}} = 17.1$	$\frac{40,000 \text{ sq.ft.}}{3,500 \text{ sq.ft.}} = 11.4$
Maximum Permitted Multi-Family Dwelling Units/Acre*	12.5	12.5

\* Expressed to nearest unit.

This chart represents two typical, existing blocks of residential units within the area designated as Residential Group 2 on the General Plan Revision Map. As shown, existing sites of single family residences range from 3,500 square feet to 5,000 square feet--this is less than the minimum site area allowed in any existing residential zone. Although the small sites of the Group 2 residential areas are no longer acceptable for development today, realistic policy must be set for these areas. The minimum site areas and maximum number of units per site provided by Group 2 offer limited flexibility for rebuilding or consolidating small sites while restricting Group 2 policy to those areas where relatively high densities already exist.

The two examples, A and B, portray the permitted units per block if the entire block was rebuilt; as a practical consideration, the maximum number of units in example A are not expected. Under Group 2 policy, construction of a triplex would require a minimum of 10,500 square feet--in both examples this is only possible if existing lots are consolidated or modified. Construction of a duplex would require a minimum of 7,000 square feet--the 70'x100' lot in example A is the only site where this could occur without consolidation or modification of the existing site pattern.





## 30.6 OPEN SPACE / CONSERVATION

### 30.61 PURPOSE

Open space/conservation lands of Central Martinez are defined on the same basis as the Open Space conservation lands of the General Plan. Lands within these categories are subject to various regulations which safeguard their value as natural resources. Within the Central Area of Martinez, controls over the use and disposition of the land take the form of selective development standards, dedication requirements and outright public acquisition.

### 30.62 POLICIES

30.621 The Franklin Hills extending from the Carquinez Straits to Route 4 between urban Martinez and the western edge of the study area are designated Open Space lands. Most of the area is composed of slopes that exceed a 30% grade and are either too steep for development or would require extensive study and careful design to insure safe development. Ridge areas of less than 30% slope are either isolated from reasonable street access or are of major visual importance to the downtown.

30.622 Two small areas of slopes of 30% or greater grade are designated Open Space lands, namely that parcel of land in the center of the study area but outside the city limits between Shell Avenue and Alhambra Creek and that parcel immediately north of Route 4 and east of Alhambra Way.

30.623 The city should acquire a 6.3 parcel of land bordered on the north by Soto Street, on the south by Arch Street, on the West by Alhambra Creek and the east by a steep slope in its natural state. Renovation of the existing structure as a community center should be undertaken.

30.624 Open Space and Conservation Zone lands within the Central Martinez Specific Plan Area will be governed by one or more of the following procedures.

30.6241 Zone for private agricultural or grazing land.

30.6242 Permit selective development which would prohibit construction in specified areas where there is a demonstrable hazard to public safety, potential drainage and erosion problems or potentially adverse impacts of development upon the environmental or economic balance and character or other area. Any developer should be required to assume the costs of necessary engineering, environmental, economic and other studies to validate the suitability of the proposed development in light of these factors.

30.6243 Require dedications for those portions of developable land which have special open space/conservation value.

30.6244 Acquire land for public use when the benefits of open space/conservation land are not available through other means or where intensive public use is expected.

30.6245 The developer shall bear the costs of added services and utilities whenever possible.

## 30.7 WATERFRONT

### 30.71 PURPOSE

The Martinez waterfront is a singular natural asset which can play a significant role as a major recreation and conservation area for local residents and the region. By arresting gradual deterioration of the waterfront and realizing its full potential, the city can re-establish a focal point of historical importance to the community and provide an impetus for a range of civic improvement projects.

### 30.721 POLICIES

The waterfront lands require a comprehensive planning approach. Public decisions affecting the waterfront should be guided by respect for the integrity and compatibility of uses permitted and maintained at this location.

30.722 The highest priority should be assigned to conservation, park, and recreational uses at the waterfront. Contemplated uses should include: an expanded and improved boat marina, fishing pier(s), water-oriented commercial/recreational establishments, scenic routes, hiking and bicycling pathways, and areas for both active and passive recreational pursuits.

30.723 Marshes and mudflats along the waterfront should be maintained and reconditioned to conserve wildlife and flora, to abate air and water pollution and to afford recreational opportunities.

30.724 Existing industrial and non-water-related commercial activities should be concentrated, attractively maintained and screened from view. Ultimately, incompatible waterfront uses should be relocated to other suitable locations.

30.725 Acreage of suitable stability and location should be placed in a general development area for uses including expanded active recreation, the relocation of compatible commercial or parking.

30.726 Obnoxious practices and uses which are inconsistent with the proposed waterfront should be discontinued and made illegal. All waterfront lessees and owners should be required to adhere to appropriate design and maintenance standards. All planned uses should conform to a unified design and development guide.

30.727 Public access to the waterfront should be expanded through the provision of well-designed and safe pedestrian elevated crossings, and, if indicated, vehicular crossings.



30.728 Sponsors of public and commercial recreational facilities should be clustered and concentrated to permit joint use of facilities, preserve open space and provide a greater range of choice for users.

30.729 The City should aggressively seek financial support and cooperation from public agencies and qualified private investment to realize the objectives set forth in the proposed waterfront plan.

### 30.73 PROGRAMS

#### 30.731 Conservation and Parks

30.7311 Marshes of the waterfront should be joined with other areas which are generally unstable and of poor quality as foundations for construction to form a conservation area.

30.7312 Properties with relatively stable foundation or capable of fill at a reasonable cost, both vacant and in use, should be designated for further special study.

30.7313 Natural screening should be provided around the C.C.C.S.D. pumping station, across the north side of the Telfer Tank Line property, along the east side of North Street to screen in the General Development Area at this point, along the Shell property line and the Southern Pacific railroad tracks.

30.7314 The existing outdoor recreation area and baseball field at Embarcadero and North Court Street occupies Reclamation Area VI and should remain to form the southern boundary of the conservation area at this point. The desirability of expanding recreational uses across North Court Street into a wider perimeter of active areas should also be considered.

30.7315 The waterfront should provide a point of intersection for regional hiking, horseback riding and bicycling trails. Trailhead facilities, such as parking, restrooms, picnic tables, etc. should be provided on adjacent land.

30.7316 Fishing piers on piles or floats should be built to increase the attractiveness of the regional recreation area.

30.7317 Additional outdoor recreation uses, for bocci courts, picnic areas, playing fields, etc. and public facilities, should be sited in relation to conservation lands to ensure a permanent, natural environment for these activities.

### 30.732 Upgrading the Waterfront and Marina Environments

30.7321 Non-marine oriented commercial establishments located along North Court Street should upgrade their sites to conform to the park and recreational uses planned for the waterfront and/or relocated and set back from the marina access road within the General Development Area adjacent to the railroad tracks. Ultimately, non-compatible commercial uses should be relocated away from the waterfront entirely. Use of spoils basins should be carefully managed and grading carried out to conceal the visual blight caused by roadside dumping.

30.7322 Further development of the properties west of Alhambra Creek should be discouraged. Properties adjacent to the Southern Pacific right-of-way presently support developments of one type or another that are unsuitable for conservation generally. These properties are Reclamation Areas I, V, and VI, the Cannery property and the property on North Berrellessa.

30.7323 All structures on the cannery property should be removed, excepting the three warehouses. This land area should be used to provide a paved parking area for users of a regional trail system. The three warehouses to be retained have vaulted wooden ceilings and house expansive floor space, both features offer great potential for public use, including regional fairs, indoor sports, etc.

30.7324 Marina-related uses should be consolidated in an intensive Marina Development Area immediately adjacent to the Marina.

30.7325 Pine Street or North Court Street should be extended to connect directly with the Marina.

30.7326 The visual identity of the Marina Development Area should be bolstered by fixing its boundaries and carrying through a unifying paving and landscaping scheme. This will ensure an obvious east west connection of marshlands in conservation use and will strengthen the concept of the Marina complex as an "island" for boating and fishing activities within the conservation area.

### 30.733 Improving Access

30.7331 A railroad crossing with gate should be provided at Pine Street or North Court Street. The present Ferry Street Crossing should be closed. This change would improve general accessibility to the marina and commercial areas and would discourage development in the western section of the waterfront. Joint use parking by the County in Reclamation Areas I and V should be undertaken in connection with this crossing.

30.7332 An elevated auto access route to the waterfront will not be necessary if the waterfront is to be used primarily for conservation and recreational purposes, and Reclamation Areas I and V are to accommodate uses of a low intensity. However, if increased automobile use will be generated by Marina expansion or joint-use parking, an elevated crossing may be required and desirable.

30.7333 For the safety and convenience of users of waterfront conservation land and the continuity of a regional trails system, elevated crossings of the railroad for pedestrians, equestrians and bicyclists should be provided.



30.8 and 21.7 MIXED USE DISTRICTS

- 30.81 and 21.71 There are three mixed use districts designated on the General Plan. All are located within the Central Martinez Planning Area. In each case the designation indicates that there are mixed uses existing within the districts, and that the uses are, or can be compatible. As with other designations within the Central Martinez Planning Area, the thrust of these designations is to preserve the existing character of the area and of the community, while allowing a gradual conversion to more feasible or more beneficial uses. Each area mixes residential, reflecting the older predominant use of the area, with more intensive uses, such as offices, commercial, or both.
- 30.82 and 21.72 The keys to successful mixing of land uses in these areas will be providing compatibility with the existing lower intensity uses (principally residential) and preserving as many of the older residential structures as feasible.
- 30.83 and 21.73 Non-residential uses in mixed use districts should be limited to those which do not generate significant vehicular traffic. Such additional traffic would both make the area a less desirable place to continue to live and would create the need for larger parking areas, not aesthetically compatible with the residential uses.
- 30.84 and 21.74 Essential parking should be provided in any new use or change in use. Persons employed on the site should be able to park on the site; otherwise employees will contribute to heavy on-street parking, further detracting from the residential quality. Likewise, visitor parking should be provided to the extent necessary for the same reason. Parking areas, however, should be restricted to the minimum necessary for the conduct of the business, consistent with Section 21.73
- 30.85 and 21.75 To the extent feasible existing residential structures should be preserved and renovated with changes in use, for it is these structures which give the districts their character and charm. New structures should be of residential scale, both size and materials. Materials for new buildings, therefore, should be wood, stucco, or similar. The institutional effect of concrete and masonry block or brick should be avoided. Buildings should have appropriate glazing areas, both because exterior light has energy and psychological benefits to interior users and because windows are part of a residential scene.
- 30.86 and 21.76 Parking areas should be treated as to not detract from the residential scene. This requires minimum-sized areas, and maximum setbacks from the street. Setbacks should not be less than the front or side yard setbacks of the neighboring structures. Setbacks should be planted with residential-type ground covers, trees and shrubs. Shrubs should be used to conceal, or at least soften views of the parked cars and parking areas from the street and from neighboring properties.



30.87 and 21.77 Signs for non-residential uses should be of minimum necessary size, low height, subtle colors, and utilize wood materials in its construction. Signs should be located in a manner to provide the necessary notice, without detracting from the residential scene.

30.4523 Delete from General Plan, Central Martinez Specific Area Plan.









## 31 ALHAMBRA HILLS SPECIFIC AREA PLAN

### 31.1 INTRODUCTION

The natural form of the Alhambra Hills site features a hilltop plateau concealed from below by a series of lower ridgelines. This situation provides a unique opportunity for hilltop development which does not intrude on the visual character of the surrounding area. The purpose of the Alhambra Hills Plan is to specify policies for conservation and development which will permit development to occur without diminishing the natural form or scenic attributes of the hill.

F 31.1 The Alhambra Hills Specific Area Plan map is shown in Figure F31.1.

### 31.2 GOALS

31.21. TO PRESERVE THE NATURAL FORM AND VISUAL QUALITY OF THE HILL.

31.22 TO INSURE THAT FUTURE DEVELOPMENT WILL ENHANCE THAT FORM AND QUALITY.





FIGURE F 31.1

ALHAMBRA HILLS  
SPECIFIC AREA PLAN



- OPEN SPACE  
30% - OVER SLOPES
- OPEN SPACE  
GRASSY/ WOODED AREAS
- OPEN SPACE  
OTHER VALUES
- RESIDENTIAL  
SLOPE DENSITY ORDINANCE
- RESIDENTIAL  
0-6 UNITS/GROSS ACRE
- 4 LANES / MEDIAN
- 4 LANES LANES
- 2 LANES
- 2 LANES / PARKING
- SPECIFIC AREA BOUNDARY







### 31.3 POLICIES

#### 31.31 HILL SLOPES IN RELATION TO SURROUNDINGS

31.311 Retain major tree and vegetation masses. These occur, for the most part, along drainage channels and ravines in the steeper sections of the site, in what would not normally be considered developable areas.

31.312 Retain the upper grassy slopes which form a natural part of the typical California hill and provide a contrast to wooded areas.

31.313 Retain ravines and natural water drainage channels, wherever possible.

31.314 Preserve as much of the natural crestline as possible. Roads and buildings should be located so that they are not silhouetted against the sky, either back from, or below, the natural crest as viewed from below. Because the interface of woodland and meadow is an ecologically delicate area, care must be taken to safeguard, or re-establish, the balance between the two when siting structures.

31.315 Retain or provide for corridors or channels of trees and greenery leading up from peripheral roads to hilltops. These are necessary to provide unifying visual links between the low, flat areas and the hilltop, and to prevent a hilltop projecting out of a sea of rooftops.

31.316 Locate roads and building sites to cause as little disturbance as possible to existing topography and vegetation. Extensive grading, such as would be required for roadways on steep grades, should be avoided.

31.317 Provide for a future link-up through the site to the Briones Regional Park and the State hiking and riding trail systems.

31.318 Retain or provide for selected scenic viewing points especially of Carquinez Strait and Mount Diablo. Any development should take advantage of this resource.

#### 31.32 HILLTOP PLATEAU

31.321 Retain as much of the hilltop meadow as possible.

31.322 Preserve trees surrounding the hilltop meadows, important to the natural crestline and essential to the isolated character of the upper meadows. These trees are not only an important part of the natural crestline, but are essential to the pleasant sense of isolation, so much a part of the quality of the upper meadows.



31.323 Preserve individual high points or knolls along the spine of the hill as viewing points and as landmarks on the relatively undifferentiated upper meadows.

### 31.33 HOUSING DENSITY

31.331 The required site area per dwelling unit in the 0-10% slope category is to be 7,500 square feet per unit.

31.332 The allowable residential density as determined by the proposed slope-density formula should be modified further to consider accessibility factors. Lands which can be served only by cul-de-sacs in excess of 1000 feet, or roadways traversing slopes in excess of 30%, should be excluded from the slope-density calculations. For example, an isolated plateau which can be served only by a cul-de-sac longer than 1000 feet or a roadway requiring cut-and-fill on slopes in excess of 30%, would be considered unbuildable. Thus, the allowable density as calculated from the slope-density formula could not be transferred to another portion of that site. Similarly, slopes in excess of 40% are considered unbuildable and excluded from the slope density calculations.

31.333 Incentives to provide higher open space and recreation standards, and other public benefit should be considered. For example, on the Alhambra Hill site a maximum overall development of approximately 1,300 dwelling units is suggested if developed totally in traditional single-family detached homes. An increase up to a maximum density of approximately 1,800 units is recommended, if an improved site plan and improved public open space and recreation facilities can be provided by clustering of development.

### 31.34 LAND USE

31.341 The site should be largely limited to residential uses.

31.342 A small scale neighborhood convenience shopping facility is a suitable and desirable use in the hilltop area.

31.343 Small scale retail facilities at the Reliez Valley and Alhambra Avenue entry points to the site should be permitted only if development of a hilltop convenience center is unfeasible.

31.344 Small scale professional office uses are acceptable at the entry points to the site, if sited so as not to restrict traffic movement and designed to fit into the natural setting and the residential character of the area.

31.345 Private recreational facilities, such as tennis and/or swim club are compatible uses in the residential area.

### 31.35 LAND MANAGEMENT

31.351 Adequate provisions should be made for management and maintenance of the natural areas, specifically dedication and maintenance by the city, by a homeowner's association or by a special park assessment district.

31.352 Management practices should include provisions for fire protection sensitive to the value of the natural setting and maintenance programs for the grasslands once grazing is eliminated.

### 31.36 SITE AND BUILDING DESIGN

31.361 Consistency in development should be sought together with variation in the design of individual units. Common building materials, colors, and landscape materials should be used for groups of structures which are seen as a unit. Such visual units usually consist of structures fronting on a common roadway or greenway or areas which are seen as a group when viewed from a higher elevation. Within such visual units variations in the structural forms, e.g., height, roof shape, etc. should be permitted but minimized.

31.362 Building materials and colors used in a visual unit should either be of natural materials and earth colors so as to blend into the natural setting or be of lighter colors, which provide a contrast with the natural setting. Bright colors whether warm or cool, should be confined to small detail elements or reserved for use in identifying specific elements of special community importance. In the Alhambra Hill site, use of natural materials and earth colors is recommended for the upper meadow and crestline areas, to reduce the visual impact of development as seen from below.

31.363 Low and moderate height luminaires should be employed throughout the area to help retain a sense of the natural features. This is especially critical in the hill and upper meadow portions of the site. The quality of nighttime lighting may be color differentiated, with warm lighting used in primarily pedestrian areas, and color corrected white lighting for more auto oriented corridors.

31.364 A clear demarcation should be provided where private open space adjoins common open space preserved in natural greenery and planting. Walls, fencing, or hedges may be used for this purpose. This permits the individual home dweller to exercise whatever landscaping creativity he may possess while still preserving the natural appearance of the overall setting. When fencing is used, it should be of some natural material rather than of such obtrusive materials as chain link or overly patterned concrete blocks.

31.365 Building groups should be sited to provide the maximum direct exposure of residents to common open spaces free from traffic. There should be as direct a relationship as possible between building groups and common open spaces, so that pedestrian movements from homes to open spaces do not conflict with or cross auto traffic movements.

31.366 Common open spaces should be designed as part of an overall greenway system, providing easy and generally traffic-free pedestrian access to all parts of the site.

31.367 The visual impact of parking areas should be minimized by accommodation of parking in small lots, incorporating parking in buildings, use of paving materials which blend into the overall site design, use of changes in level, abundant landscaping, earth berms, and other similar visual devices.

31.368 Where building forms such as townhouses or garden apartments are used, uninterrupted facades in excess of 75 feet should be avoided by providing variations in the building alignment.

31.369 Hillside and crestline building should be sited, designed and landscaped so that, when viewed from below, the supporting columns, piers and building undersides are not visually dominant.



## 32 HIDDEN LAKES SPECIFIC AREA PLAN

### 32.1 INTRODUCTION

The Hidden Lakes Area consists of 565 acres of undeveloped pasture lands largely surrounded by subdivisions. With its natural knolls and ridges on the south and southwest and its unique "hidden valley" running through the eastern portion, the study area includes areas of open space well suited for preservation. The specific area plan responds to this opportunity by setting forth the methods and policies to guide preservation. The plan includes sections devoted to Land Use and Development, Open Space and Conservation, Housing, Circulation and Trails. Aspects of the natural terrain and vegetation of the site, the impact of the existing developments upon the study area and the impact of the development of the Study Area upon existing developments are considered. In addition, consideration is given to existing and proposed traffic circulation networks, water and sewer systems and school district facilities.

F 32.1 The Hidden Lakes Specific Area Plan map is shown in Figure F32.1.

### 32.2 GOALS

32.21 TO PRESERVE LARGE MASSES OF NATURAL PERMANENT OPEN SPACE AREAS FOR THEIR ECOLOGICAL, ENVIRONMENTAL, AESTHETIC AND RECREATIONAL VALUE TO THE HEALTH, SAFETY AND WELFARE OF PRESENT AND FUTURE RESIDENTS.

32.22 TO CONSERVE THE NATURAL FORM AND VISUAL QUALITY OF THE LAND AND VEGETATION.

32.23 TO INSURE THAT FUTURE DEVELOPMENT WILL PRESERVE AND ENHANCE THESE QUALITIES, WHILE MEETING NEEDS FOR HOUSING.

### 32.3 LAND USE AND DEVELOPMENT POLICIES

32.31 The major portion of the site area shall be retained for open space use, primarily preserved as public open space, with a portion preserved in private ownership.

32.32 The existing golf course is an appropriate use within the plan area.

32.33 Clustered residential developments of regulated densities are appropriate for a portion of the plan area.

32.34 Proposed development must be compatible with the Specific Plan with respect to natural terrain and vegetation, architectural and site design quality, adequacy of access and traffic impact.

32.341 Roads and buildings should be located in a manner which minimizes disturbance of the natural terrain and vegetation.

32.342 Architecture should be of high quality. Building designs consistent with the nature of the area and which provide maximum flexibility in the site and grading should be utilized.

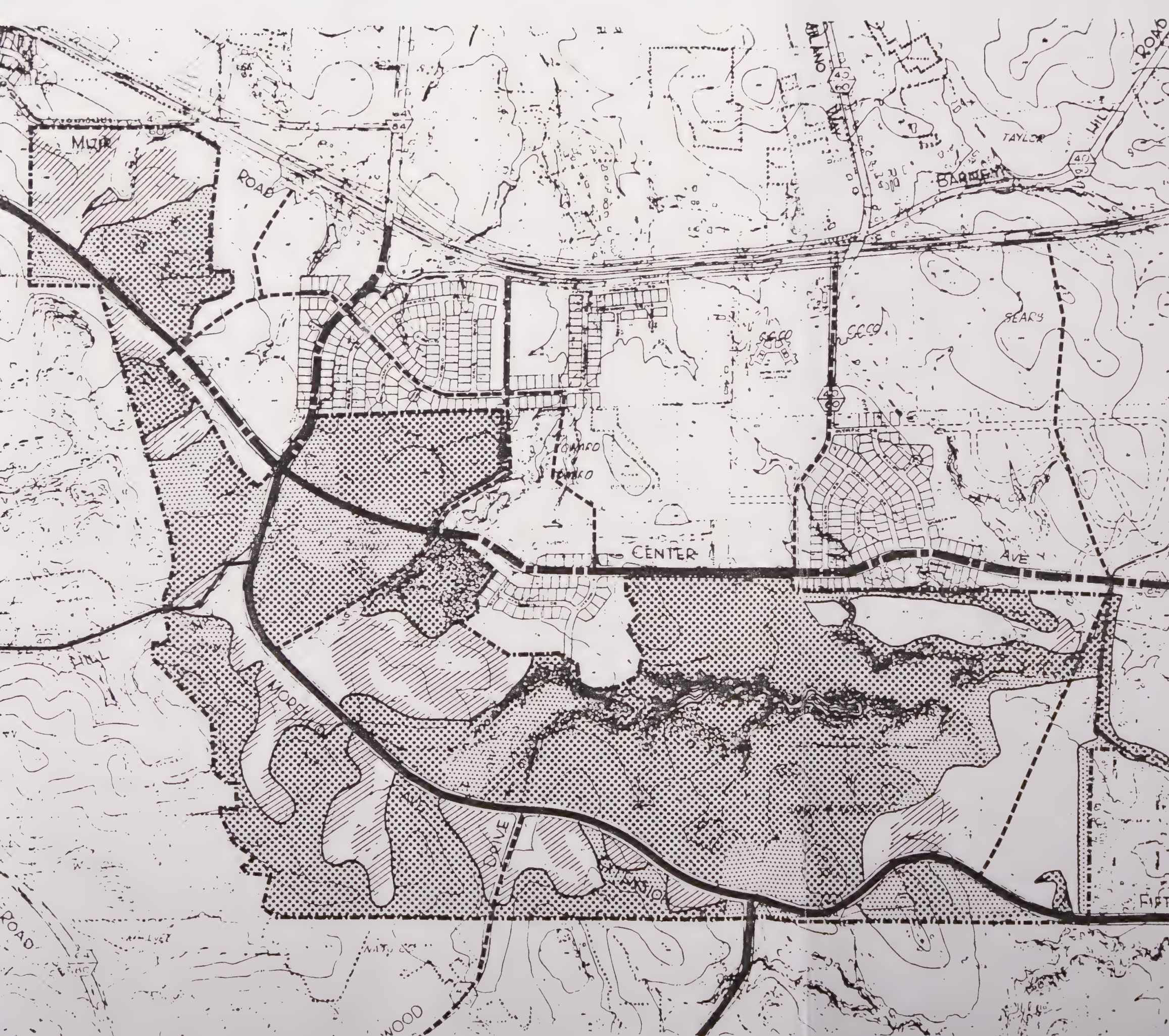
32.343 Designs for the development areas should include facilities to assure that the existing ponds are not polluted from surface runoff from the developments during construction, and their early years, before an adequate and complete ground cover has been reestablished. Geologic analysis of each development area should be required to assess its role in recharging the subsurface water supply serving the springs which supply the ponds with essential fresh water. Necessary steps and precautions should be required to assure that this water source is not threatened or diminished.





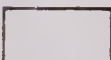





32.344 Densities higher than R-1-7500 should be granted only for proposed developments which meet, or exceed the open space and conservation goals and policies recommended in this report. Increased zoning densities should not be granted for the construction of traditional detached single-family homes in a manner inconsistent with the Specific Plan.



FIGURE F 32.1

# HIDDEN LAKES SPECIFIC AREA PLAN



-  OPEN SPACE  
30% - OVER SLOPES
-  OPEN SPACE  
GRASSY/ WOODED AREAS
-  OPEN SPACE  
OTHER VALUES
-  RESIDENTIAL  
SLOPE DENSITY ORDINANCE
-  RESIDENTIAL  
0-6 UNITS/ GROSS ACRE
-  4 LANES/ MEDIAN
-  4 LANES/ PARKING
-  2 LANES
-  2 LANES / PARKING
-  SPECIFIC AREA BOUNDARY

THE CITY OF  
**MARTINEZ**  
CALIFORNIA

0 250 500 750







## 32.4 HOUSING

### 32.41 GENERAL POLICIES

32.411 Essential open space masses and vital elements of the terrain should be protected while still allowing development densities reasonably consistent with the patterns established on adjoining properties.

32.412 Densities shall be determined by the Density Transfer Acquisition Method.

32.4121 A base density shall be calculated by extending the existing zoning patterns for the area. A density increase shall be permitted to compensate for the dedication of public open space and for conformance with this specific area plan.

32.4132 The resulting density should be transferred to a small portion of the total site and will require the use of building types other than those found in traditional subdivisions.

### 32.42 SPECIFIC POLICIES

#### 32.421 Housing Types

32.4211 Consistent with the trends in the adjoining lands, as well as with the Martinez General Plan, the housing units should be single family sale units to the extent feasible.

32.4212 The recommended primary unit type is the townhouse or attached single family house; the remaining units may be traditional detached single family houses.

32.4213 Utilizing the Density Transfer Acquisition method, the housing mix should be nearly half townhouse or attached single family, nearly half apartments, with the remainder detached single family houses.

32.4214 The condominium sale of apartment units should be encouraged where feasible.

#### 32.422 Housing Needs

32.4221 Housing to meet the needs of all segments of the population should be provided within the Study Area.

32.4222 All properties shown on the Specific Area Plan Map as yielding 100 or more dwelling units shall provide a minimum of 10% and a maximum of 20% of all the dwell-

ling units to accommodate low and moderate income residents. These units must be distributed throughout the development and be indistinguishable from the majority. Owners of these units should have fullfledged membership in any owners corporation or association.

### 32.423 Densities

32.4231 The base density for the plan area shall permit one dwelling unit per 7,500 square feet of site area as allocated under a R-1 Zoning classification.

32.4232 An incentive increase of 20% over the base density shall be permitted as a means of compensating developers who dedicate land for public open space and of encouraging development consistent with the plan. However, where any development whatsoever is deemed undesirable, the properties in question should be acquired by the city for open space purposes.

32.4233 A sliding density increase above the 25% increase shall apply in order to make more realistic the requirement that developers provide low and moderate income units that are indistinguishable from the majority. A 2% increase above base density is permissible when 10% of the desired housing is provided, sliding up to 4% allowable increase where the maximum 20% is provided.

32.4234 Granting a 2-4% density increase should only occur in cases where the developer adequately demonstrates that the increase in value of the property due to the density increase is entirely used to increase the quality of lower and moderate income housing without increasing its cost.

32.4235 Where development areas are capable of absorbing additional density and where properties recommended for open space cannot be purchased, Density Transfer is recommended. The base density with an incentive increase of 100% of the base may be transferred to other properties thereby encouraging developers to take on the cumbersome task of property assemblage. Other means of acquisition are preferable, however, density transfer arrangements are preferable to utter loss of open space to development.

32.4236 Additional density increases may be permitted if necessary to facilitate the extension of Concord Avenue to the study area and to provide the additional access at an earlier date than would otherwise occur. This may also apply to the extension of Morello Avenue into Pleasant Hill.

32.4237 Higher densities than those shown on the plan map or discussed as density transfers should only be considered if the developer can show that he meets all the goals and policies of the Open Space and Conservation Elements, provides equal or larger open space areas, achieves better design or substantially benefits the community.



## 32.5 CIRCULATION

### 32.51 POLICIES

32.511 Major arterial and collector streets essential for safe and convenient traffic flow to, from and through the Study Area are identified as follows:

32.5111 Route 4 developed as a freeway

32.5112 Full connection of Center Avenue between Route 4 and Pacheco Boulevard

32.5113 Completion of Morello Avenue between Route 4 and Taylor Boulevard

32.5114 Full connection of Concord Avenue between Morello Avenue and Contra Costa Boulevard

32.5115 Any connector between Morello Avenue and Alhambra Avenue

32.512 Development of the study area should be carefully phased to maximize access routes other than Route 4 and to minimize adverse traffic impact on any one route.

## 32.6 PARK DEDICATION

32.61 Full park land or full payment of fees shall be charged against such development in the planning area. No credits for the provision of private recreational facilities shall be granted against park dedication fees.

32.62 The proposed 25% density increase allowance, designed to encourage compliance with the plan and to compensate for the dedication of public open space, shall be the only compensation awarded for preserving and dedicating areas for public open space.

## 32.7 TRAILS

### 32.71 POLICIES

32.711 A system of riding and hiking trails should be established in the study area linking the California Riding and Hiking Trail in the southern and western portions of the area with various other open space areas, including the proposed open space areas, Briones Regional Park, and the Contra Costa Canal.

32.712 The city should assure that trail systems started in this study area continue to other destinations.

## 32.8 PLAN REVIEW

### 32.81 POLICIES

32.811 The Planning Commission should create a Neighborhood Planning Committee comprised of representatives from the Scenic Highlands Improvement Association, Muir Meadows Homeowners Association, any future homeowners' association or corporation which may be created in the areas, Hidden Valley School, other public or quasi-public agencies or organizations and other interested residents who would be willing to participate on a regular basis.

32.812 A designated representative from the Planning Commission should sit on the Neighborhood Planning Committee.

32.813 The Planning Committee should review and/or propose changes to the General Plan or Specific Area Plans, review proposed developments and major rezonings for compatibility both with the City's master plans and with neighborhood goals and resolve conflicts between proponents of projects and area residents immediately affected by them.

### 33. JOHN MUIR SPECIFIC AREA PLAN

#### 33.1 INTRODUCTION

The John Muir Parkway area, encompassing both incorporated and unincorporated lands, has historically been semi-rural in character. With the completion of Route 4, the high accessibility of the area to the routes 80 and 680 highway corridors, and the availability of vast developable land reserves in the planning area, intensive demand for urban development can be expected. With other districts within the City committed to development within the framework provided by the General Plan, the John Muir Parkway planning area affords the City a unique urban development opportunity, one with recognizable advantages over other portions of the City as well as neighboring cities, which can significantly enhance Martinez and contribute to its tax base.

The John Muir Parkway Specific Area Plan responds to this development opportunity by providing a policy framework to guide development and shape the area's environment. The plan is intended to serve the planning and economic needs of the City and Parkway area over the next 10 years. It advocates a desirable development program which should be achieved within this time frame although current development pressures may conflict. The aim of the plan is to channel more intensive levels of growth into the area and thus expand the City's share of regional growth. To support this aim, high quality development is to be fostered. Thus, the plan sets forth urban design standards by which to ensure a superior level of site amenity and architectural quality in new residential, shopping and work environments. The policies of the plan act as the standard of reference by which to analyze and evaluate proposed development within the planning area and to encourage other development actions. The plan deals with the locations and type of residential, office and commercial, circulation, open space and community facilities uses, the mix and intensity of land use, and identifies basic implementation actions. The boundaries of the planning area are shown in Figure F 33.1.

#### 33.2 MAJOR GOAL.

The basic intent of the plan is set forth below:

The intent of the John Muir Parkway Specific Area Plan is to achieve a high quality development program which serves as a link between old and new Martinez, expands housing, work, recreation and social opportunities, provides a sense of community identity and enhances the image of the city.

#### Major Objectives

The following objectives amplify and describe directions for accomplishing the major goal of the plan.

33.21 Achieve an urban development pattern which maximizes use of limited land resources while conserving and enhancing the natural terrain and environmental features.

33.22 Achieve a mixed, high density development pattern of physically and functionally integrated residential, commercial, and office land uses to take advantage of the high freeway accessibility.





33.23 Achieve a cohesive sense of community identity and positive community social interaction by promoting a well-organized neighborhood development, a common open space system which provides a variety of recreational opportunities serving neighboring and individual residential areas, and development of neighborhood commercial centers which serve social aspects of the community by providing a strong community focus and identity.

33.24 Promote a land use pattern which represents the highest and best use of the land, meets economic and planning needs in a timely fashion, and contributes to the tax base rather than adversely competing with the existing commercial base of the City.

33.25 Achieve a physical development with architectural and landscape components of high quality, which is skillfully and innovatively designed, and will significantly contribute to the public welfare through improved community appearance, and visual amenity of the City.

33.26 Develop substantial areas of high density residential land use within the planning area to improve the city-wide balance of housing types, increase the regional availability of housing at affordable prices within reasonable distances to major work centers, and in general, increase the housing opportunity for a greater number of households desiring to live in Martinez, including opportunities for young singles and marrieds and senior citizens.

33.27 Provide for the development of a safe, efficient and convenient circulation pattern without unnecessary disruption of residential neighborhoods. 1/71.

33.28 Improve the aesthetic appeal of the entrances to the City of Martinez and insure the high scenic quality of natural and manmade elements viewed with the John Muir Parkway Scenic Highway Corridor. 1/71 - 3/78.

33.29 Promote community identification with the City of Martinez and encourage systematic annexation of unincorporated lands within the City's sphere of influence. 1/71.





33.3 LAND USE POLICIES. Based upon the above objectives of the Specific Area Plan, various land use policies relating to the type, location and intensity of development of land uses are set forth in this section and are depicted in Figure 33.1, Land Use Policy Map and Figure 33.2., Circulation Policy Map. Specific policies are given for residential uses, commercial uses including neighborhood commercial centers, open space and community facilities, administrative offices and circulation systems including trailways.

33.31 RESIDENTIAL USE POLICIES:

.311 The majority of housing within the developable reserves of the planning area should be in higher density townhouse and apartment type uses with lower density residential development located within the existing single family areas. The permissible range of residential densities includes: 1-6 dwelling units per gross acre; 7-12 dwelling units per gross acre; 10-18 units per gross acre and 18-35 units per gross acre as set forth in Table 33.1. Gross acre is determined by the total acreage of the parcel minus the area of all arterial and collector roads.

.312 Lands designated for development in each category are set forth in the Land Use Policy Map. To be consistent with a density category, new development shall fall within the designated development range but may exceed the range under bonus provisions of the zoning ordinance.

.313 Areas closest to John Muir Parkway shall bear higher densities in order to maximize the efficiency of circulation. 1/71.

.314 A variety of higher density housing types shall be encouraged having a range of sizes and bedroom composition; a mixture of rental and owner-occupied units should be provided to insure a balanced supply of housing for residents of different socio-economic and age groups. 1/71 - 3/78.

.315 Encourage provision of housing for all persons regardless of income, age, race or ethnic background and promote implementation of the goals, objectives and policies of the Housing Element of the General Plan.

.316 All development in the areas designated for residential use shall be required to submit to the procedures of the Planned Development ordinance to insure development which is sensitive to the topographic and natural features of the terrain, proper road layout and building orientation, provision of on-site recreational and landscape amenities and provide for clustering of building units.



.317 Provisions of the slope density ordinance shall apply to all lands. Exemptions may be permitted on the provisions of the ordinance to allow development on slopes over 40% in grade or for higher density bonuses where innovative structural systems and architectural solutions provide a greater utilization of land resources at higher intensities of use. These would include "hillside architecture apartment types" which are stepped into a hillside creating a sloped architectural structure which allows for parking and roadway access at intervals along the hillside.

.318 Acoustic studies may be required for projects proposed to be located on property subject to overflight from aircraft approaching to land at or departing from Buchanan Field Airport.

TABLE 33.1

RESIDENTIAL USE DENSITIES AS RELATED TO DESIGNATED BUILDING TYPES

<u>Unit Gross Acre</u>	<u>Designated Building Type</u>
0 to 6 units	Single family detached Single family semi-detached Court-house Townhouse
7 to 12 units	Court-house Townhouse Garden apartment
10 to 18 units	Townhouse Garden Apartment Hillside architecture apartment
18 to 35 units	Garden apartment Hillside architecture apartment Medium-rise apartment





### 33.32 COMMERCIAL LAND USE POLICIES

.320 All commercial developments, their appurtenant buildings and signs shall be designed in keeping with the intent and policies of the Scenic Highways Element.

.321 Two neighborhood shopping centers should be located in the Parkway area to serve the existing shopping needs of adjacent neighborhoods as well as new residential development.

.322 Neighborhood commercial centers should be designed also to serve social needs of the community by providing a strong community focus through a well-planned building and site design program, tenant program, provision of amenities, neighborhood communication facilities, and space for group activities, which in total, fosters community interaction and community affairs.

.323 A desirable tenant program for the neighborhood retail center would include: a large grocery store and discount drug type store; mall tenants such as hardware store, liquor store, delicatessen, specialty cheese shops, bakery, etc.; restaurants and other food and catering services; retail services such as shoe repair, cleaners, beauty shop, barber shop, etc.; and such other specialty and/or variety shopping uses as bookstore and cards, gift shop, sporting goods, active sportswear, etc. The super-markets as a major anchor should be approximately 32,000 sq. ft.; total size of each center should be approximately a total of 100,000 sq. ft. of gross retail space.

Provision of community commercial recreation facilities in the neighborhood retail center is strongly encouraged.

.324 The provision of space for office uses within neighborhood commercial centers should be encouraged.

.325 One neighborhood commercial center should be located on the north-west corner of Arnold Drive and Morello Avenue.

.326 A hotel/motel and restaurant complex should be located in the commercial use area designated on the hilltop parcel near the northwest intersection of Highway I-680 and Highway 4 to take advantage of the highly visible highway orientation of the site. The hotel/motel facility could range from 100 to 150 rooms. Clustered development on this site should take advantage of the views of the Carquinez Straits, Mount Diablo, the entire Clayton/Ygnacio Valley and the Martinez Hills. One to two dinner restaurants should be included in this complex which are approximately 10,000 sq. ft. or accommodate approximately 120 seats each.

A second hotel/motel and restaurant complex should be encouraged to locate in the vicinity of the Pine Street interchange with Highway 4.

.327 The commercial retail and services uses designated on the southwest and southeast corner of Arnold Drive and Morello Avenue are appropriate for development of a commercial/recreation type use and thoroughfare commercial activity.

.328 A convenience market-type establishment should be located in other designated commercial space not directly served by the designated neighborhood shopping centers.

.329 All commercial sites must be landscaped and provide adequate off-street parking facilities. 1/71.





.330 Viano Winery and Adjacent Property: Continued viability of the Viano Winery is encouraged. Thus, regarding property adjacent to the existing winery, a mixed-use designation providing for either winery-related commercial land use or a residential land use is appropriate for such property.

### 33.33 ADMINISTRATIVE AND PROFESSIONAL OFFICE USE POLICIES:

.331 Office space should be provided in sites designated for Professional/Administrative Offices in the Land Use Policy Map as well as on an integrated basis in the neighborhood shopping centers or integrated in any of the other commercial use areas. Where professional/administrative office use is designated, office use character shall predominate.

.332 Developments shall achieve compatibility with the natural landforms and adjacent residential environments by a) building predominantly to the terrain and/or b) by means of creative, man-made grading approaches that respect the basic landforms.

.333 Designated office space areas in the vicinity of the Veterans' Administration Hospital and Kaiser Hospital shall encourage medical-related tenant use.

.334 Office developments should be designed to be compatible with off-site uses by mitigating potential adverse impacts, sharing landscape amenities with adjacent commercial and residential uses and should be physically integrated by roadways, trailways and landscape features.

.335 High-density residential development shall be a permitted use within appropriate sites designated for professional/administrative office land use.



### 33.34 OPEN SPACE AND COMMUNITY FACILITIES USE POLICIES:

.341 Open Space designations shown in the Land Use Policy Map includes A. Permanent Open Space land which is intended to carry out the policies and aims of the Open Space and Conservation Element, provide a common open space system to serve neighborhood recreation needs, protect natural features and visual amenities within the planning area. B. Buffer and Trailway Open Space land which is intended to provide adequate visual and acoustic buffer, landscape amenity and a functional, well integrated trail system for walking, hiking, bicycle and equestrian use within the planning area and as a means of linking the planning area to adjacent neighborhoods, shopping and work areas.

.342 Areas designated in permanent open space include the Viano Vineyards Agricultural Preserve lands,\* the skyline ridge top over 250' elevation and adjacent hillsides as designated at the eastern gateway above Pacheco Boulevard and Arnold Drive, the drainage draw west of Morello Avenue which is designated for conservation and open space purposes, the north west trending hills in the western portion of the planning area, other hill forms as designated, the large draw to the south of the railroad tracks in the vicinity of the Martinez Reservoir, the ridgetop over 275' in elevation and adjacent hillsides as designated at the western gateway and the east-west trending drainage draw easterly of the railroad and northerly of Arnold Drive.

.343 Buffer and trailway open space designations are generally adjacent to the railroad to provide buffer for new development and between Arnold Drive and the freeway, to provide adequate landscaping, visual improvement and acoustical buffer from the freeway. Additional areas throughout are also designated to provide for roadside landscape amenity and trailways interior to parcels to connect residential areas to schools, shopping, and work places. Buffer and trailway open spaces should be from 15-50 feet in width and larger where they enscribe existing hillforms.

Regarding the buffer lands at the northeast and southeast corners of the intersection of Arnold Drive and Howe Road, retail and services commercial land use is not necessarily precluded on these sites by the buffer designation. Appropriate commercial development proposals to be considered for these sites will provide adequate visual and acoustic buffering and roadside landscape amenity as part of the project design.

.344 Additional on-site, common open space shall be provided within new development areas for the purpose of providing on site recreational and landscape amenity, conserving or enhancing vegetational features, accommodating natural drainage flows and conserving hillform.

.345 In addition to the above open space and recreation area, three neighborhood parks should be developed (as shown in the land use policy map) which are a minimum size of 5 acres apiece and which include active recreational facilities such as children's equipment play area, field play areas for young children, older children and adult field sport activities.

.346 In a portion of the planning area lying within the Martinez Unified School District, expansion of facilities at existing elementary schools, John Muir School and Morello School should suffice to handle new student enrollments.

.347 Riding and hiking trails shall be established in the planning area. 1/71. Implementation of the California Riding and Hiking Trail shall include provisions for access to ridge tops and open space areas adjacent to established trail easements to improve the trailway system. Trail dedications and adequate connections for the regional canal trailway connecting to the City or Concord should be provided.

\*But see Section 33.348





.348 Williamson Act Termination. Upon termination of the Williamson Act Agricultural Preserve on the Viano vineyard lands non-open space land use designations will be considered for the property working towards a mixture of open space and residential land uses consistent with the City's Open Space, Conservation and Hillside Development policies.





### 33.35 CIRCULATION USE POLICY:

.351 Roadway improvements within the John Muir Parkway Planning Area, intended to implement, modify and supersede the more general circulation policies of the General Plan and provide for new circulation needs, are set forth in the Circulation Policy Map, Figure F 33.2. Specified roadways include: Six lane freeway with scenic highway corridor, four lanes with parking, four lanes with median and with parking, two lanes with parking, two lanes and no parking, interchanges, and multi-use trailway.

.352 John Muir Parkway is a major east-west circulation element within the planning area and is a designated Scenic Highway within the Scenic Highway Element of the General Plan. The Scenic Highway visual impact zone is designated in the plan to indicate those lands which are visually related to the highway corridor and wherein careful attention to the visual impact of new development should be addressed in the design review process.

.353 Four major arterials are identified to serve the planning area, each having four travel lanes; these include the Center Avenue extension, Howe Road, Morello Avenue, and Pacheco Boulevard. The Center Avenue extension shall be four lanes with parking and with a landscaped median. Morello Avenue from the highway interchange shall have a landscaped median to approximately 1,000 feet north of the Arnold Drive intersection.

.354 Collector streets with two travel lanes with or without parking lanes shall be developed as indicated in the Circulation Policy Map.

33.4 DESIGN REVIEW POLICIES Design review policies and standards are set forth in this section as an essential element in the implementation of desired urban development. Environmental impact standards and urban design standards for commercial center development and residential project development are incorporated from previous draft Design Review Guidelines adopted by the Planning Commission January, 1978.

33.5 BUCHANAN FIELD AIRPORT PLANNING AREA Proposed developments within the structural height limits zone of the Buchanan Field Airport Planning Area shall be designed in keeping with the intent and policies of the Airport Plan. Clustering of units to keep residential densities at locations of terrain penetration at the lowest reasonable levels should be accomplished. Projects within the zone shall be referred to the Airport Land Use Commission for review and recommendation.

### 33.6 IMPLEMENTATION POLICIES

.61 The City should initiate an active program of annexation of unincorporated areas within the sphere of influence.

.62 In areas not readily available for City annexation, the City should seek continued cooperation with the County Planning Department and County Planning Commission to assure the implementation of its planning policies within the City's sphere of influence



.63 The disposition of surplus school lands owned by the Martinez Unified School District should be considered in a cooperative planning program between the City and the School District to achieve the purposes of the Specific Area Plan.

.64 The City should actively promote development of the designated hotel/motel restaurant complex through a public relations and information program involving the Chamber of Commerce and other suitable interest groups of the City.

.65 A vigorous design review program utilizing improved design review criteria, project review procedures including competitive review of projects, numerical point rating techniques and similar elements should be utilized to achieve the highest level of project design.

.66 Public open space lands and easements in addition to those already designated in the land use plan should be determined as a result of detailed design review and visual assessments at the time of project applications.

.67 The Zoning Ordinance shall be modified to provide for a Planned Unit Development (PUD) Residential Zoning District designation along with other modifications as necessary to implement the policies and provisions of this plan.





# JOHN MUIR PARK SPECIFIC AREA P LAND USE POLIC

42-11-1974







## ACKNOWLEDGEMENT

The revised General Plan represents a consolidation of the City's current policies as reflected in various prepared General Plan Elements, adopted ordinances and specific area plans. These separate elements have been reconciled into a single unified document to provide a succinct unified documentation of applicable City policies for use by citizens and public agencies. The general plan revision was conducted by Sedway/Cooke who previously prepared the Open Space, Conservation, Seismic Safety and Scenic Roadways Elements and the Alhambra Hills Specific Area Plan. The Central Martinez Specific Area Plan was prepared for the Central Martinez Community Planning Committee by ABT Associates, Inc. and Duncan & Jones. The Hidden Lakes and John Muir Parkway Specific Area Plans were previously prepared by the Martinez City Planning Department.

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